

## **2014 Marshfield Planning Commission Town (Non Scientific) Survey and Results**

We want your input! This anonymous survey is being sent by mail to all households on the Grand List and the voter registration list. The Planning Commission will be reviewing all responses. **Please help us get clarity on how you want your town to look for future generations.** We value each person's opinion. Please answer any questions you feel comfortable in doing so. If there is more than one person in your household who wants to answer this survey, please put more than one answer on the page. Thank you for participating in this important process. Sincerely, Marshfield Planning Commission

**Answers and comments in bold and underlined are those that were repeated by many respondents. 72 surveys returned out of approximately 830 sent out. Not everyone answered every question.**

A.1. Is your primary residence in the town of Marshfield? **Yes 62 No 7**

2. How long have you lived in Marshfield (in years)? **1-4, 4, 6-4, 7-2, 8-3, 10-3, 12-2, 13-3, 14-2, 15-2, 16-3, 18, 20-6, 22-2, 24, 25, 29, 31-2, 33, 34, 35-3, 40-2, 41, 43, 45-2, 52, 54-2, 67, 70, 82, 86, whole life, a lot, 6 owned not reside - 6, 28, 50**

3. What road do you live on? **Holt (2), William Lyford, Rt.2 (8), Nasmith Brook (2), Pitkin Farms, Laird Pond (2), Hollister Hill (9), Beaver Meadow(2), Folsom Hill (3), Peacham Pond, Pike (2), Maple Hill (4), Bunker Hill, Rt. 232 (6,1?), Eaton Cemetary, Sass, Upper Depot, Lower Depot, John Fowler (2), Ferrate?, Grist Mill, Pleasant, Ennis Hill (3), Cabot (2), Church, Creamery, Calais, Jake Martin, Bailey Pond, Johnson, Davis**

4. What zoning district(s) are you in (V-Village, A/RR-Agricultural and Rural Residential, F/C-Forestry and Conservation, FH-Flood Hazard, DK-don't know)? (some have more than 1)

**V- 10 (1-Plainfield Village)**

**A/RR-41**

**F/C- 11**

**FH-**

**DK- 17**

5. What do you like best about where you live?

**Neighbors, Good neighbors and neighborhood, know neighbors, sense of community, people, small community, few neighbors, neighbors mind own business, Beauty, Quiet, Nature, Views, Owning, Secluded, Private, Peaceful, Private w/o isolation, Distance from main road, Rural, Rural Character, Forest, Some ag, Open fields and space, Streams, Groton Forest Accessibility to forests and villages, Rural though close to B/M, Good roads, super road crew, dirt road, Walking distance to Village, Close to Plainfield Village – Health Center, Coop, + political climate,**

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**the Selectboard, everything, my home town, my house, small town, Summers, clean, green,  
Traditional uses of land**

**6. Anything about Marshfield past that you miss?**

**Full General Store, Ice cream and candy store, Local businesses, School in Village,  
Less traffic and speed, Peace and quiet, Village crosswalks**

**Less government/ influence, fewer zoning regs, old zoning, more property  
rights/responsibility, lower taxes,**

**Dairy farms, Farms, Railroad, The way people lived/worked in a careful manner, slower  
lifestyle**

**More rural / less housing, a welcoming committee, knowing everyone, friendliness of people  
The old timers, Real Vermonters, Fewer flatlanders, old water systems, wells, good water  
Large trucks on Upper/Lower Depot Rds., when the dirt roads weren't higher than the  
driveways, mud season**

**7. What is the least desirable aspect about where you live?**

**Traffic!!, Speeding cars (hard to get mail)(would like to see part-time police to deal with  
this), Large trucks, Racing cars (Maple Hill, 232), Trash thrown out of cars (*Eaton Cem.  
Rd.*), Hard to get into road in winter (snowplow), 4<sup>th</sup> Class road service, Too much gravel  
on *Grist Mill Pl.* – gets higher every year, Holt Rd. speed (reduce to 25mph as road is  
narrow and heavily used as cut thru to school), new drivers (16yo)**

**Noise!, No noise ordinance, Neighbor's property usage (logging), constant dog barking,  
firearm noise partying and guns, Light pollution**

**High taxes (little services), Inability to build where wanted, Zoning**

**Weather extremes, Cost of flood insurance, mud season, winter driving**

**Isolation, Commuting distance, Limited entertainment/stores/restaurants/services,  
Expensive stores, Poor living conditions, Need to have private transportation – few  
alternatives**

**Lack of internet/speed, Lack of cell phone service**

**Twinfield School academically weak though good environment**

**Distance to swimming hole/pond, Own driveway, Yankee taciturny?**

**8. Do you commute to work?**

**Yes – car (29), pickup truck (4), bus (1)**

**No (25) – some retired**

**9. Do you work in Marshfield?**

**Yes (20)**

**No (40)**

**Stated Retired (3)**

**Out of towners (6)**

**10. Is part of your home a home business?**

**Yes (15)**

**No (47)**

**Out of towners (6)**

11. Do you rent?

Yes (3)

No (60)

Out of towners (6)

12. How old is your home (in years)?

38, 15, 75+, very old, 30, 34, 140, 158, 100+, 70, 49, 10, 25, 189, 7, 22, 15, 40, 34, 200+, 180, 50, 34, 30+, 140, 100, 14, <1, 37, 142, 20, 150, 146, 50, 15, 45, 100+, 60, 30, 144, 150+, 45, 25, 25, 50, 78, 12, 15, 100, 36, 65, 200, 100+, 8, 45, 139, 30, 50, 164, 30, 62, 34, 15, 27, 50, 3, 50 =

New – 9 years (4), 10-19 (8), 20-29 (6), 30-49 (17), 50-74 (10), 75-99 (2), 100-149 (12),

Over 150 (8)

13. What does 'Rural Character' mean to you?

Farms, Agriculture, Personal food production, animal husbandry and fuel harvest local healthful food sources,

Preservation of land, Active working landscape with conservation areas

Houses not right on top of each other, land around home

Not having too many neighbors, Knowing neighbors, Good neighbors, Being good neighbors, Friendly people, Family, Neighbors helping neighbors, Community, local music

Beautiful, vistas, Scenic views, Tree lined roads

Healthy clean environment,

Woodlands, Forest, Wildlife, Wilderness

Open land, space, green pastures, open fields, open and wooded mixed landscape

Natural environment, respectful of the environment, Nature – birds, cicadas, mountains, trees, cows, stars, forest, mountain, clear blue sky, clean air

Sparse population, Few homes, Low density, Little development, undeveloped lands

Little traffic, Dirt roads, back roads

A slower way of living

Quiet, Tranquility, Peaceful, country living, countryside

Privacy, Isolation, Insular, Not divergent

Ability to build back in the woods >600'

Privacy, Pee in your yard and no one calls the Police, Hunt right out my back door, Not reactionary

Not house after house close to the road, Houses not close together, Houses out of sight,

Clustered houses, Houses on large parcels of land, Few and scattered dwellings

Not too many houses, people, traffic, development, less urban development

Small Village, Vibrant village surrounded by 20+ acres for r/r parcels

high density in village/ low everywhere else/ areas of no housing

Local economic activity and businesses based on local resources, not making town a city,

No commercial strips, shops locally owned, , no bio?S,

Small town

Sense of safety

Simple living, slow paced

Independence, Solitude, Freedom from government or neighbors in regards to what I can do with personal property, ability to live, work and take care of the place you live in

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Off-grid solar, back before state septic laws (outhouses)

Country like it was 50 years ago with fields and not modern in any way, VT of the 50s, 40s, 30s

Resembling the 'Father's' residence on Peacham Pond Rd.

VT today, 'mix of native and newly-in-love with what we created, kept, and nurtured!'

14. What kind of development would you like to see in Marshfield Village?

Services

Village attraction – bar/pub, diner/Restaurant(s)!, coffee shop/cafe

Bank/credit union

Growth – sustainable, local services to minimize commuting,

Small shops, Business, Small business, Affordable Groceries, better grocery options, center for farm grown food purchase, organic grocer, Coop store with lumber/hardware, 'a butcher, a baker (have one), a candlestick maker' all in village, drugstore, rework of village stores, business opportunity, healthier/fresher food choices at current stores (do away with junk foods that can be purchased anywhere else), a mall, small business start-up space, retail, business district

Doctor office, Laundromat

Better digital communications, public phone

Manufacturing, high tech, light industrial, Private sectors jobs for any person that needs one

Compact multiunit housing, Elder housing! (apartments), Affordable housing, small homes

Self-sufficient solar installation requirement for new construction

Park/recreation space (including river recreation), pool, fitness space, tennis court, ice rink, more children's activities, use of river for energy and/or recreation, care of the river and water

Bigger room for community dinner

!Crosswalks, Sidewalks! Complete streets

Traffic bypass (keep large trucks and fast cars away), Traffic cop with a whistle,

Fix roads – (School St.)

More frequent bus service

Safety, clean Village up to be more attractive, carefully planned, small

Anything to help Marshfield be more friendly

Keeping post office, stores, and gas station, different gas station

15. What kind of development would you like to see in the rest of Marshfield?

Working landscape, Agriculture!, Family farms, Agricultural products, Farm Stand, Forest management, Jobs, Home occupations, Local crafting, More like Parker Nicol's woodshop

Need an economic development plan

Light industrial, Supermarket, Car repair garage, high tech

Private sector jobs that respect the environment (so we can pay the taxes), Low impact business,

More solar energy, Wind turbines, Car Share Vt in Marshfield/Plainfield,

Support for Black Bear Biodeisel, Business, Local long-term sustainable businesses,

Good food restaurants, Music, Theater, Activities

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Mostly residential, Private homes, No set back limits for residential, Large lot residential (20+), Limited additional single family residences, Housing, Cluster housing Low income/Elder housing, Limited R/R and seasonal camps  
Concentrated, More density, Sidewalks, Crosswalks (ie. Danbury has to slow down Rt. 2 traffic)  
None!, Not much, The less, the better, Little, Less building and more agriculture  
No more new development, Undeveloped lands, Anything that is environmentally clean  
Preserve wild spaces, Keep big habitat areas connected  
Fix roads, Complete streets, Clean up properties  
Railroad bed improvment for recreation and non-motorized transit  
Whatever kind of *help* residents need to live and work here, Anything to increase friendliness

16. Do you believe Marshfield could provide basic needs such as groceries, banking etc. creating 'economic development' from within?

Yes (53) No (13) Maybe (2) Undecided (1)

No large stores, No chain stores!, Local economy

A Co-op, Gym, Restaurant, Affordable Healthier Fresh Local Groceries, Working Man's and Woman's clothing store, General store, Credit Union, Gas

Would be nice to have another store front in Starch Factory (2)

Improvements for existing businesses

Only if reasonable local, organic and non-gmo foods

We already have two stores (2), No bank needed (4), Bank couldn't survive,

Not realistic given population size, No enough demand, Not with current zoning plan in place, No more business – keep rural, No light pollution from streetlights

Limited, If parking could be rearranged, Only if independent businesses in existing structures

'Depends on what encourage means'

Live and shop closer to/in Plainfield, Use Plainfield and Montpelier for these

17. Do you shop in Marshfield Village? Yes (44) No (23)

Daily (4), more than once a week (14), 1/week (8), 2-3/month (4), 1/month or less (5), under 5% (11), 5-10% (10), 11-20% (6), 21-30% (2), 30-40% (2), over 75% (5), depends

No place for basic needs, Not affordable!, Gas, Would more if not Shell, Exxon ,or Mobil gas, Plainfield, Would do more if workers at store were more friendly and learned my name, too often, Rainbow Sweets

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B. Circle the answer that you agree with most.

1. How do you describe your familiarity with Marshfield zoning regulations  
very familiar (15) a little familiar (24) not much (20) not at all (9)

**Would need to study current regs to answer following questions**

(Confusing question – will be addressed in 2015)

2. I would like to see the current 600' typical Agricultural and Rural Residential (buildable) Zone changed to:

400' (8) 500' (2) No Change (18) 700' (1) 800' (8) other (0)

**Depends (3) on if land supports dev. back ok, not sure, safe distance from road, 1000'+(3), no restriction (7), why?, restrictions creates strips of houses along roads (3), don't know (9) don't need zoning in Marshfield, 200', owner's discretion**

3. Do you think that Agricultural land should be in a separate Zone from the Rural Residential/buildable Zone with more protections for farm land? (Currently, any land that is zoned as Agricultural on the zoning map is also zoned as buildable.)

Yes (39) No(14) not sure (4)

**depends on what is going to be built, might discourage small family farms, important to consider housing needs for farm families and laborers, perhaps allow residences in F/C to take pressure of Ag land, cluster dev., meadows better than lawns**

4. Current Zoning / Subdivision system is

Perfect (1) Fine (19) Needs work (16) Has major flaws (5) Terrible (3) DK (9) NA (13)

**Only health issues like septic and water need to be addressed, Heard that Marshfield is one of the most restrictive towns in state**

5. Marshfield zoning should be repealed in its entirety

(even if there is no town zoning, Vermont has land use laws - Act 250)

Strongly agree (8) Agree (5) Neutral (13+14NA) Disagree (10) Strongly disagree (16)

**Some fit some seem crazy, Start over with people who actually know something about land management**

6. Wetlands should be protected

Strongly agree (26) Agree (25) Neutral (8) Disagree (3) Strongly disagree (1)

**Within sanitary boundaries, but how?**

7. Significant wildlife habitat should be protected (as identified by the VT Community Wildlife Program)

Strongly agree (32) Agree (25) Neutral (2) Disagree (2) Strongly disagree (2)

**Even expand, Managed**

8. Historic structures should be preserved

Strongly agree (19) Agree (28) Neutral (12) Disagree (3) Strongly disagree (0)

**Who pays?, If environmentally retrofitted, Depends on which and cost, Should be case by case as some structures could become a danger of if property owners or others cannot maintain – let it go**

9. There should be incentives to encourage the agricultural use of farmland  
Strongly agree (27) Agree (29) Neutral (4) Disagree (1) Strongly disagree (1)  
**Only if economically viable, Depending on incentives and ag uses encouraged, Without extra regs, Or at least nurture the land**

10. Affordable housing should be encouraged.  
Strongly agree (24) Agree (28) Neutral (4) Disagree (4) Strongly disagree (2)  
**Depending on how encouraged and what kind of housing, mixed feelings – trailer parks and Section 8 questionable, Rent is way too high, For folk that work - not those who don't**

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### C. Elder Care

1. I want to see in Marshfield elder housing that is  
47 apartments with services that come to the housing  
22 a home with services provided in-home (medical staff) (But not a nursing home)  
9 housing only  
5 other: **Near and accessible to transportation, Not sure, Single smaller single housing with lawn care and snow removal, Whatever way is most sustainable and environmentally responsible use of shared resources, affordable, Combo of both apartments and home, Put on a flat piece of land not on a hill and not near Twinfield, a mix of options would probably be best, Assisted living facility next to apartments for transitioning if needed, Services that come to the home to allow one to remain independent while getting assisted, Multi-aged shared housing, Works for those involved**

2. Where:  
44 In the village  
14 Near Twinfield School  
9 In an adjacent town (East Montpelier has been working on a project)  
7 Near a hospital  
12 other - **Where there is room, Anywhere possible, In home with services, A quiet place, Near Schoolhouse Commons, Close to village amenities, Walking Distance, near TVSC (2) and The Health Center, Near Plainfield village Where elders want, All should be considered including multiple housing options, accessible to public transportation, Or at their own home (2), Be nice in Village but location may be hard to find, Not near the septic system, Stranahan property or other donated land with ease of access for bus routes with trails for the able bodied and heated therapy pool, As needed – all apply, Intergenerational, Somewhere to get out and mingle near SHC**

8 3. I would seriously consider to moving to an elder housing unit.  
13 4. I would like a parent have the option for elder housing.  
42 5. I think it is a good idea.

Additional elder housing comments: **Care givers to come in when needed, A rep to help elderly navigate available help, Co-housing w/ separate units clustered near TVSC,**

**Community help seniors stay in homes, People should live in their houses as long as they can - after 65 (NY) property tax relief if appropriate, Prefer elders to stay in town, Property taxes are too high and have considered moving and do so more each year, When that time comes prefer a place able to walk to shopping/activities/etc., A small business opportunity or organizations of paid helpers to provide services to aging homeowners that need help and can pay**

**D. Any other comments: Thank you (4), Good questions – nice job, Entering Marshfield from the east is an eyesore, Jobs for working people and housing they can afford for vitality of town, vacant constructed foundation – no one cares as long as they own the land, Set back increase only if road frontage increase, Lot behind lot with shared driveway, Total property rights, Zoning rep makes allowances for certain people, Wish could volunteer but work two jobs and run a small farm, No time now to volunteer – maybe in 2-3 years, Appreciate maintenance on Maple Hill Rd – thanks, It seems hard to keep homes on Rt. 2 occupied – suggestion: no air brakes in village?, How do we get more people to know what is going on in town esp. if they don't use computers, Special thanks to road crew for maintaining Folsom Hill, Concerned about Twinfield's weak academics – long term effects may be that we loose our young and future families, We like having a library +programs and playground – Keep it up, Please do somethings about Maple Hill speeding – I need caution signs, Marshfield is in danger of being too restrictive on basic housing in RR areas**